150.0	0001	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,009,100 / 1,009,100
					USE VALUE:	1,009,100 / 1,009,100
					ASSESSED:	1,009,100 / 1,009,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
133		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KATZMAN PATRICIA
Owner 2:	TUCCIARONE THOMAS
Owner 3:	
Street 1:	133 ROBBINS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ALLEN JOHN C -
Owner 2:	-
Street 1:	133 ROBBINS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,680 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Wood Shingle Exterior and 2564 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4680.000	560,800		448,300	1,009,100
Total Card	0.107	560,800		448,300	1,009,100
Total Parcel	0.107	560,800		448,300	1,009,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.56 | /Parcel: 393.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	98655
GIS Ref	
GIS Ref	
Insp Date	11/14/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0001-0010.0 !11701!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	405,400	0	4,680.	448,300	853,700	853,700	Year End Roll	12/18/2019
2019	101	FV	259,000	0	4,680.	420,300	679,300	679,300	Year End Roll	1/3/2019
2018	101	FV	258,900	0	4,680.	347,400	606,300	606,300	Year End Roll	12/20/2017
2017	101	FV	258,900	0	4,680.	319,400	578,300	578,300	Year End Roll	1/3/2017
2016	101	FV	249,100	0	4,680.	291,400	540,500	540,500	Year End	1/4/2016
2015	101	FV	233,100	0	4,680.	285,800	518,900	518,900	Year End Roll	12/11/2014
2014	101	FV	233,100	0	4,680.	265,600	498,700	498,700	Year End Roll	12/16/2013
2013	101	FV	233,100	0	4,680.	252,700	485,800	485,800		12/13/2012

PRINT

Date	Time
12/11/20	01:50:27

LAST REV

Date	Time
09/29/20	13:06:31
apro	
11701	

USER DEFINED

Prior Id # 1:	98655
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALLEN JOHN C,	72750-99	1	6/12/2019		1,135,000	No	No		
ALLEN JOHN C	24565-51		5/24/1994			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/21/2013	399	Manual	22,000	C				
4/30/2012	542	Manual	2,500					replace stairs tp
4/15/1998	262	Dormers	30,000					DORMER AND ROOM

ACTIVITY INFORMATION

Date	Result	By	Name
8/28/2019	SQ Returned	MM	Mary M
11/14/2018	Meas/Inspect	DGM	D Mann
9/25/2018	Missed Appt.	DGM	D Mann
2/24/2018	MEAS&NOTICE	HS	Hanne S
5/23/2013	Info Fm Prmt	EMK	Ellen K
5/23/2013	Info Fm Prmt	EMK	Ellen K
12/22/2008	Entry Denied	372	PATRIOT
10/26/2000	Hearing Chag	197	PATRIOT
1/6/2000	Inspected	276	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4680		Sq. Ft.	Site		0	80.	1.20	9									448,322						448,300	

Total AC/HA: 0.10744 | Total SF/SM: 4680 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 448,322 | Spl Credit | Total: 448,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.26331782
Const Adj.:	1.34986496
Adj $ / SQ:	179.057
Other Features:	112450
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	587808
Depreciation:	27039
Depreciated Total:	560769

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

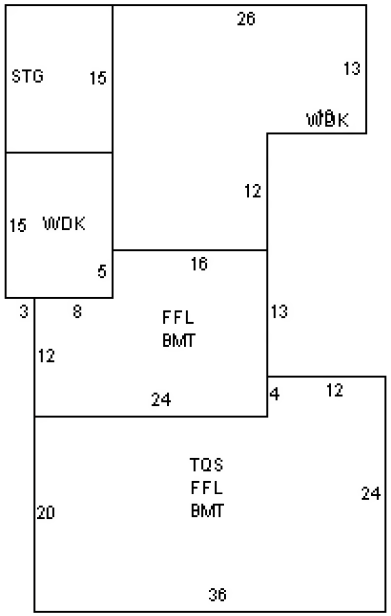
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	196.96
Special Features:	0	Val/Su Net:	151.24
Final Total:	560800	Val/Su SzAd	327.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,136	94.010	106,790
FFL	First Floor	1,136	179.060	203,409
WDK	Deck	695	10.040	6,979
TQS	3/4 Story	576	179.060	103,137
STG	Storage	165	9.740	1,606

Net Sketched Area:	3,708			Total:	421,921
Size Ad	1712	Gross Are	3900	FinArea	2564

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	